

CITY OF MIAMI BEACH PRELIMINARY AGENDA

(AS OF AUGUST 9, 2013) SUBJECT TO CHANGE

BOARD OF ADJUSTMENT

PUBLIC NOTICE IS HEREBY GIVEN that the MIAMI BEACH BOARD OF ADJUSTMENT will hold a regular meeting on MONDAY, SEPTEMBER 9, 2013 at 9:00 A.M. in the City Commission Chambers, Third Floor, City Hall, 1700 Convention Center Drive, Miami Beach. During this meeting, the Board of Adjustment will hold hearings for extensions of time, modifications, variances to the regulations of the Zoning Code, appeal of administrative decisions and items continued from previous meetings. In addition, the FLOOD PLAIN MANAGEMENT BOARD will hold a hearing to consider variance applications pertaining to the minimum base flood elevation.

BOARD OF ADJUSTMENT

File No. 3636: Laszlo Fazekas, 288 Palm Avenue - The applicant is requesting a variance to waive the minimum required lot size, a variance to waive the minimum lot width, a variance to waive the minimum unit size, a variance to exceed the maximum building height, and a variance to waive the required minimum front yard setback for a swimming pool and its associated, facing South Coconut Lane in order to permit the construction of a new two-story single family residence.

File No. 3650: Christian De Berdouare and Jennifer Valoppi, 5750 North Bay Road - The applicant is requesting a variance to exceed the maximum coverage within the required rear yard in order to build a pool deck and accessory building within the rear yard of an existing single family residence.

File No. 3651: Indochine Miami, LLC, 1334 Washington Avenue - The applicant is requesting a variance to waive the minimum required 300 foot separation between a business that sells alcoholic beverages for consumption and an existing educational facility, in order to sell beer, wine and liquor for consumption on the premises of a new restaurant.

File No. 3652: 8505 Harding, LLC, 8505 and 8521 Harding Avenue - The applicant is requesting a variance to waive the minimum required front pedestal setback to build exterior porches facing Harding Avenue, a variance to waive the minimum required rear pedestal setback to build exterior porches and a rooftop addition on the south building, a variance to waive the minimum required pedestal side vard facing a street setback to build the access steps to the ground floor porch of the south building, facing 85th Street, a variance to waive the minimum required sum of the side yards, a variance to waive the minimum required parking stall width, a variance to exceed the maximum permitted projection to build terraces projecting into the north required interior side yard of the north building, a variance to waive the minimum required front pedestal setback to extend the existing 2nd floor of the north building, facing Harding Avenue, a variance to waive the minimum required north interior pedestal setback to extend the 2nd floor of the north building and to build the rooftop addition, and a variance to waive the minimum required rear pedestal setback to build the rooftop addition of the north building, in order to permit the renovation and rooftop addition to two existing residential buildings.

<u>Avenue</u> - The applicant is requesting a variance to waive the minimum required 300 foot separation between a restaurant that sells alcoholic beverages and an existing educational facility, to serve beer and wine for consumption on the premises.

File No. 3654: Normandy Ventures, LLC, 25-135 North Shore Drive - The applicant is requesting a variance to waive the minimum required front pedestal setback to place three FPL transformers facing North Shore Drive, a variance to waive the required north side yard interior pedestal setback, a variance to waive the required south side yard pedestal setback, and a modification to a previously approved variance to waive the required sum of the side yards

File No. 3655: Rio Station Juice Bar, Inc., 625 Lincoln Road - The applicant is requesting a variance to waive the minimum seat requirement for an existing restaurant to serve liquor for consumption on the premises.

File No. 3656: LeaseFlorida 5th St, LLC, 418-422 and 426 Meridian Avenue - The applicant is requesting a variance to waive the minimum required rear yard setback to build the new southwest four (4) story structure, a variance to waive the minimum required rear yard setback to build the new west four (4) story structure, a variance to waive all of the minimum required rear yard setback to provide the FPL pad up to the rear property line, a variance to exceed the maximum allowable balcony projection on the west side of the new southwest structure, and a variance to waive the requirement of minimum hotel unit size within the existing structure.

<u>File No. 3657: Plymouth Hotel, LLC, 318 21st Street</u> - The applicant is requesting a variance to waive the minimum required west interior side yard pedestal setback to build a roof top addition following the existing building line, in

order to permit the renovation of, and rooftop addition to, an existing 2-story apartment building, to be converted to a hotel.

<u>File No. 3658: Plymouth Hotel, LLC, 336 21st Street</u> - The applicant is requesting the following variances: a variance to waive the required interior south side yard pedestal setback following the existing building line, a variance to waive the required rear yard pedestal setback, a variance to waive the minimum required sum of the side yards, and a variance to waive the required minimum hotel unit size in order to permit the renovation and rooftop addition to an existing 3-story hotel.

FLOOD PLAIN MANAGEMENT BOARD

<u>FP13-04: LeaseFlorida 5th St, LLC, 418-426 Meridian Avenue</u> - The applicant is requesting a variance to waive the minimum required base flood plain elevation for the existing structures.

Pursuant to Section 286.0105, Fla. Statue, the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Board's administrator at (305) 673-7550 no later than four (4) days prior to the proceeding. If hearing impaired, or for sign language interpreters, telephone (305) 673-7219 (TDD). For information on access for persons with disabilities, or to request material in accessible format, please call (305) 673-7550.

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